

**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Monday, December 27, 2004**  
**7:00 PM**

**TOWN HALL ANNEX BUILDING**  
**57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #Z200435 – Cathy Pinard for a 30' x 38' 3 door detached garage with 10' x 30' lean to on property located at 65 Sandy Beach Road, APN 151-005-0001 in an RA Zone.
2. #S200411 – Angel Trace, LLC for a 27-lot subdivision on properties located on Crystal Lake Road, APN 110-018-0000 & 109-009-0000 in a RA Zone. **APPLICATION WITHDRAWN**
3. #Z200442 – Ellington Planning & Zoning Commission for an amendment to the Zoning Regulations, section 7.7d7b permitted groundcover in landscape islands.
4. #Z200443 – Ellington Planning & Zoning Commission for an amendment to the Zoning Regulations, section 4.1f design review for special permit uses.
5. #Z200444 – Rya Corporation for the Kupferschmid Family Trust for a special permit for an earth excavation permit on property located at 156 West Road, APN 046-002-000, in a PC & RA Zone.
6. #Z200431 – Dover Corp. for a zone change to MF/Mutli-Family on property located at 35 Windermere Ave, APN 011-013-0000 in an IP Zone. (Continued from the November 22, 2004 meeting)
7. #Z200436 – Dzen Brothers, Inc. for site plan approval and special permit for construction of green houses with associated gravel parking areas, second curb cut and drainage facilities in conjunction with an existing retail facility on property located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000, 009-042-0000, in a PC Zone. (Continued from the November 22, 2004 meeting)

**VI. UNFINISHED BUSINESS: NONE**

**V. NEW BUSINESS:**

1. #Z200446 – Development Services, LLC & Ellington Developers, LLC for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located at Windermere Ave, APN 017-004-0000, 018-003-0000, in an IP Zone. **(RECEIPT ONLY)**

2. #Z200447 – Pioneer Builders of Ellington, Inc. for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located at 22 Maple Street, APN 073-014-0000 in a PC Zone. **(RECEIPT ONLY)**
3. #Z200448 – Great Country Garages for a site plan approval and special permit to construct a building for fabrication and assembly of accessory buildings on property located at 210 West Road, APN 037-002-0000 in a PC Zone. **(RECEIPT ONLY)**
4. #Z200445 – Landmark Surveys for site plan approval to add gravel parking area and amesite parking area on property located at 100 West Road, APN 028-010-0000 in a C Zone.
5. Santini Builders, LLC request for a bond reduction for Gasek Farms II (#S200102).
6. Santini Builders, LLC request for a second 90-day extension to file mylars for Gasek III. (#S200404).
7. Peter Sirois request for 90-day extension to file mylars for Newell Hill Subdivision. (#S200409).
8. #S200407—Gingras Development, LLC request for approval of appraiser. (Ryefield Estates Subdivision - Crane Road)
9. CGS 8-24 Review: Proposed land acquisition – Porter Road/Richards (APN #144-010-0000).
10. Request of the Ellington Housing Authority for waiver of zoning permit fees for Snipsic Village Elderly Housing project.
11. Request of Christopher Yanaros for (2) 90-day extension to file approved subdivision map #S200410 (Ladd Road).

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Discussion re: Premature lot offers/sales. (review draft letter)
2. Discussion re: Project with Yale's School of Forestry.
3. Discussion re: Recommended Conservation and Development Policies Plan for Connecticut 2004 – 2009.
4. Fy 2005 – 2006 Board of Finance Budget Guideline (12/14/04 memo from Board of Finance Chairman)
5. Approval of Meeting Minutes:
  - a. November 22, 2004 meeting minutes.
  - b. December 1, 2004, special meeting minutes.
6. Correspondence:
  - a. Memo to Planning & Zoning Commission from Matt Davis dated, 11/30/04.
  - b. Memo to Planning & Zoning Commission from Matt Davis dated, 12/31/04.
  - c. Environmental Management Bulletin dated, 12/2/04.
  - d. Connecticut Federation of Planning and Zoning agencies Quarterly Newsletter, Fall 2004.

- e. CBA Education & Training for Planning & Zoning on 3/5/05.
- f. Letter to Jamison Boucher from Richard Kalva dated, 12/17/04.
- g. Purcell Associates Newsletter, November 2004.
- h. E-mail to Matt Davis from Judy Preston dated, 12/8/04.
- i. Memo to Dennis Milanovich from Reanna Goodreau dated, 12/13/04.
- j. CRCOG 2005 Legislative Agenda dated, 12/20/04.
- k. Memo to Planning & Zoning Commission from Matt Davis dated, 12/13/04.
- l. Memo to Planning & Zoning Commission from Matt Davis dated, 12/17/04.
- m. Letter to Emery Zahner from Dennis Milanovich dated, 12/20/04.
- n. Memo to Land Use Commissions from Matt Davis dated, 12/21/04.
- o. Memo to Sue Boyan from Cindy Lacaprucia dated, 12/17/04.

**VII. ADJOURNMENT:**